153.0	0005	0013.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	1,149,800 /	1,149,800
USE VALUE:	1,149,800 /	1,149,800
ASSESSED:	1,149,800 /	1,149,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		CHESTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ASHCRAFT ROBERT & AMANDA
Owner 2:	
Owner 3:	
Street 1:	23 CHESTER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FUHRMAN BRETT J & -
Owner 2:	FUHRMAN KAREN MURLEY -
Street 1:	23 CHESTER STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .11 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1937, having primarily Wood Shingle Exterior and 2408 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4778.000	699,100		450,700	1,149,800
Total Card	0.110	699,100		450,700	1,149,800
Total Parcel	0.110	699,100		450,700	1,149,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 477.40 /Parcel: 477.40

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 101945

GIS Ref

GIS Ref

Insp Date 06/08/21

!12035!

PREVIOUS ASSESSMENT

Parcel ID: 153.0-0005-0013.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	699,100	0	4,778.	450,700	1,149,800		Year end	12/23/2021
2021	101	FV	572,400	0	4,778.	450,700	1,023,100		Year End Roll	12/10/2020
2020	101	FV	572,300	0	4,778.	450,700	1,023,000	1,023,000	Year End Roll	12/18/2019
2019	101	FV	479,000	0	4,778.	422,500	901,500	901,500	Year End Roll	1/3/2019
2018	101	FV	455,400	0	4,778.	349,300	804,700	804,700	Year End Roll	12/20/2017
2017	101	FV	455,400	0	4,778.	321,100	776,500	776,500	Year End Roll	1/3/2017
2016	101	FV	455,400	0	4,778.	292,900	748,300	748,300	Year End	1/4/2016
2015	101	FV	409,200	0	4,778.	287,300	696,500	696,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:44:06

LAST REV

Date	Time
11/16/21	15:14:18
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 12035

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FUHRMAN BRETT J	69433-433		6/15/2017		965,000	No	No		
FRASCA BOBBIJO/	63919-531		7/15/2014		799,000	No	No		
LYONS KENNETH J	48377-283		10/26/2006	Change>Sale	630,000	No	No		
DOYLE GEORGIA J	46892-270		1/30/2006	Family	483,000	No	No		
DOYLE GEORGIA J	45352-43		8/9/2005	Family	1	No	No		
DOYLE GEORGIA J	38857-328		4/18/2003	Family	99	No	No		
	7554-347		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/13/2021	1374	Solar Pa	27,000	C				
6/23/2021	864	Inter-De	10,000	C				
6/23/2021	865	Add Bath	13,000					
1/28/2020	173	Addition	185,000	O				
6/6/2013	814	Manual	1,300					
9/29/2011	1210	Manual	2,930	C				roof repairs/ inte
2/9/2006	91	Redo Kit	100,000	O		G7	GR FY07	& REDO 11/2 BTHS /

ACTIVITY INFORMATION

Date	Result	By	Name
6/8/2021	Measured	DGM	D Mann
6/8/2021	Permit Visit	DGM	D Mann
7/27/2018	Meas/Inspect	HS	Hanne S
1/30/2018	SQ Returned	MM	Mary M
4/30/2014	Info Fm Prmt	PC	PHIL C
1/12/2009	Meas/Inspect	372	PATRIOT
1/28/2007	MLS	MM	Mary M
6/2/2006	Permit Visit	BR	B Rossignol
5/15/2006	MLS	HC	Helen Chinal

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	101945
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4778		Sq. Ft.	Site		0	80.	1.18	9									450,672						450,700	

Total AC/HA:	0.10969	Total SF/SM:	4778	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	450,672	Spl Credit		Total:	450,700
---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	16 - Stone Vene	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G22	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.19874692
Const Adj.:	1.04095519
Adj $ / SQ:	168.459
Other Features:	123145
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	732772
Depreciation:	33707
Depreciated Total:	699064

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

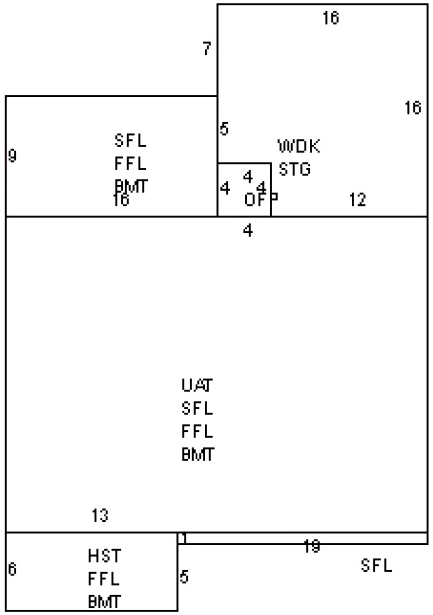
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	224.05
Special Features:	0	Val/Su Net:	194.68
Final Total:	699100	Val/Su SzAd	365.36

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	990	88.440	87,556
FFL	First Floor	990	168.460	166,774
SFL	Second Floor	884	168.460	148,993
STG	Storage	240	7.110	1,707
WDK	Deck	240	10.580	2,540
UAT	Upper Attic	192	67.380	12,938
HST	Half Story	39	168.460	6,570
OFP	Open Porch	16	45.800	733
	Net Sketched Area:	3,591	Total:	427,811
Size Ad	1913.4499	Gross Area	4253	FinArea 2408

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	V	
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID

153.0-0005-0013.A

More:	N	Total Yard Items:		Total Special Featues:		Total:	